

# COYOTE VALLEY SPECIFIC PLAN

---

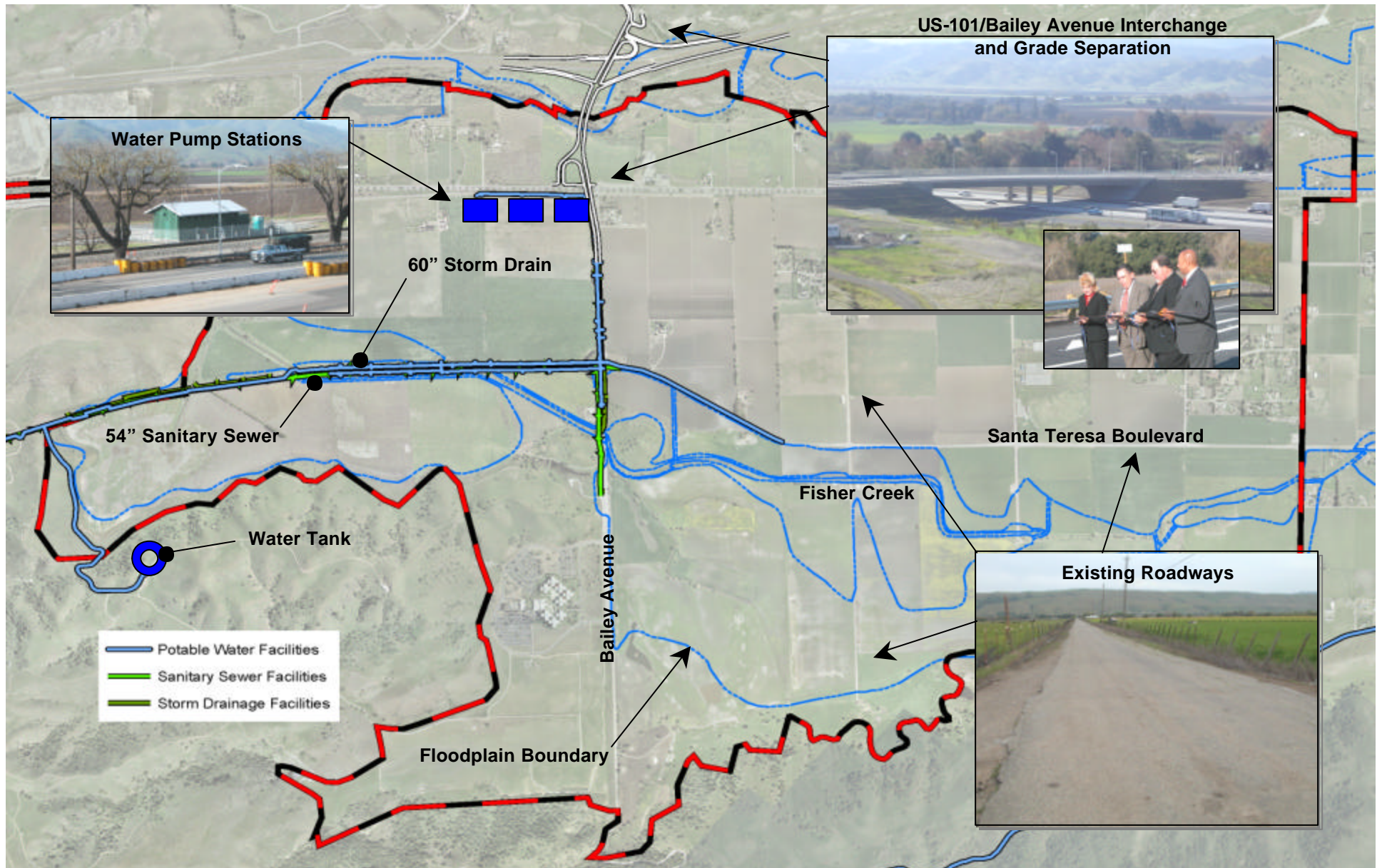
## Infrastructure and Financing Considerations

# Infrastructure Considerations

---

- Analysis of Existing Major Infrastructure Systems
  - Identification of Physical Limitation of Each Existing Infrastructure System
  - Quantification of Existing Demands or Loads on Each System
  - Identification of Planned Allocations for Each System
  - Quantification of Remaining Capacities in Each System

# Existing Major Infrastructure Systems within Coyote Valley



# Infrastructure Considerations

---

- Identification of Constraints:
  - Regulatory Limitations
    - Permit Processing Timelines
    - Stormwater Management Criteria
    - Regulatory Limits
      - Rainy Season
      - Stream Alteration Limits
      - Habitat Limits
- Identification of Feasible Construction Increments
- Incorporation of Construction Timelines for Increments
- Mitigation Requirements for Increments of Construction

# Infrastructure Considerations

---

- Opportunities
  - Identify the Most Critical Facilities
  - Utilize Existing Facilities to the Maximum Extent Possible: Minimize Upfront Costs
  - Limit Amount of Temporary Facilities to be Constructed: Minimize “Throwaway” Costs
  - Complete Construction of Facilities in their Entirety to Minimize Disruption to Areas Where Work is Completed
  - Develop Master Plans for Each Infrastructure System (Including Public Realm) that Allow for Phasing and Maximum Flexibility

# Financing Considerations - Principles

---

- Meet Financial Underwriting Criteria
- Account for All Cost Burdens (infra/public facilities, affordable housing, greenbelt)
- Allocate Financial Burdens Based on Equity and Feasibility
- Maximize Support of Key Infrastructure (Market Value, Absorption )
- Facilitate Flexibility of Individual Property Owners (Timing, Financing Methods)
- Reimburse for Oversizing
- Compensate for Disproportionate Land Dedication
- Minimize Implementation Uncertainty (Entitlements, Environmental Review, Public Land Dedications)

# Financing Considerations - Underwriting Criteria

---

- Foreseeable Value Creation
  - Entitlements
  - Market Driven
- Full Cost Burden Accounting
- Security for Lenders/Bond Buyers
  - Property Liens
  - Costs/Value (value/lien, max tax burden)
- Statutory Conformance (e.g., nexus)

# Financing Considerations - Implementation Mechanisms

---

- Specific Plan Fees
- Community Facilities District
- Fee Credits
- Timely Dedication/Acquisition of Public Land
- Greenbelt: Easement Pricing, Assured Timing, Ag/Open Space Management